

Thomas H. Casey, Esq. Bar No. 138264 LAW OFFICES OF THOMAS H. CASEY, INC. 22342 Avenida Empresa, Ste. 260 Rancho Santa Margarita, CA 92688 Tel: (949) 766-8787 Fax: (949) 766-9896 Email: TomCasey@tomcaseylaw.com  Attorney for Chapter 7 Trustee, Weneta M.A. Kosmala	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: <b>JOHN W. BESSEL, EAH L. BESSEL,</b>  Debtor(s).	CHAPTER 7  CASE NO.: <b>8:09-bk-12608-ES</b>

### AMENDED NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> May 11, 2010	<b>Time:</b> 10:30 a.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 5A, 411 W. Fourth St., Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: April 27, 2010

Description of Property to be Sold:

**Condominium located at 8570 Lake Knoll Avenue, #F, Garden Grove, CA 92844 APN: 930-15-566.**

Terms and Conditions of Sale:

**See the Chapter 7 Trustee's Motion for Order Approving (1) Sale of Real Property (8570 Lake Knoll Avenue, #F, Garden Grove, California) Pursuant to 11 U.S.C. §363(b); (2) Overbid Procedure; (3) Compensation of Real Estate Agent; (4) Distribution of Sale Proceeds; and (5) Turnover of Real Property on file with the Bankruptcy Court ("Sale Motion"). A copy of the Sale Motion may be obtained by contacting Trustee's counsel, Thomas H. Casey, at the address indicated above.**

Proposed Sale Price: **\$222,000.00, subject to overbid**

Overbid Procedure (If Any): **DEADLINE FOR SUBMITTING BIDS IS MAY 6, 2010 – see the Sale Motion for the full bidding procedures.**

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: **See above sale date.**

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail addresses:

**Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way  
Irvine, CA 92614**

**Phone: 949-794-5724  
Fax: 949-553-9799**

Date: April 13, 2010

In re: BESSEL, JOHN & EAH

CHAPTER 7

Debtor(s).

CASE NUMBER 8:09-bk-12608-ES

**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

22342 Avenida Empresa, Ste. 260  
Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document described Amended Notice of Sale of Estate Property will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

**I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On April 13, 2010 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

- Gregory J Babcock bknotice@mccarthyholthus.com
- Thomas H Casey msalustro@tomcaseylaw.com
- Jose A Garcia ecfacb@piteduncan.com
- Weneta M Kosmala Weneta.Kosmala@7trustee.net, ca15@ecfbis.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

**II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL**(indicate method for each person or entity served):

On April 13, 2010 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, ~~and/or with an overnight mail service~~ addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

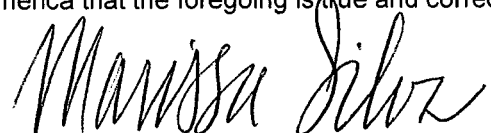
**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

April 13, 2010  
Date

Marissa Silva  
Type Name

  
Signature

In re: BESSEL, JOHN & EAH

CHAPTER 7

Debtor(s).

CASE NUMBER 8:09-bk-12608-ES

**Served Via US Mail:**

**Interested Party**

US Bankruptcy Court  
Hon. Erithe A. Smith  
411 W. Fourth Street, Ste. 5041  
Santa Ana, CA 92701

**Debtors**

John W. Bessel  
8570 Lake Knoll Ave., #F  
Garden Grove, CA 92844-4207

Eah L. Bessel  
8570 Lake Knoll Ave., #F  
Garden Grove, CA 92844-4207

**Debtor's Counsel**

Sharon L Barnes  
APEX Legal Corporation  
1040 S Mt Vernon Ave Ste G-279  
Colton, CA 92324

**Interested Parties**

Clarence Yoshikane  
Prudential California Realty  
2405 McCabe Way #100  
Irvine, CA 92614

Alyssa Tong  
2391 Zanker Rd., #320  
San Jose, CA 95131

Orange-County Tax Collector  
PO Box 1438  
Santa Ana, CA 92702

The Townhomes Association  
% Diversified Real Property Management  
180 E. Main St., #101  
Tustin, CA 92780-4428

**Secured Lender**

GMAC Mortgage Corp.  
PO Box 4622  
Waterloo, IA 50704-4622

GMAC Mortgage Corp.  
3200 Park Center Drive, #150  
Costa Mesa, CA 92626